

MORGAN JUNCTION BUILT ENVIRONMENT

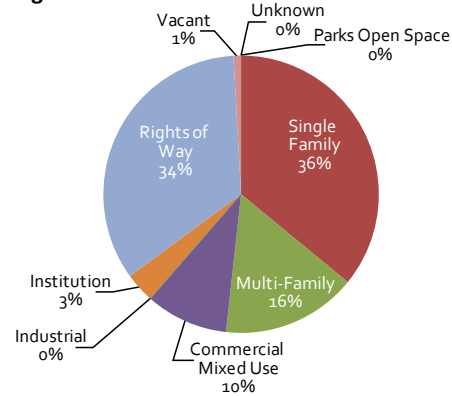
Morgan Junction	2000 Census
Housing Units	878
Owner Occupied	373
Renter Occupied	472
Vacant Housing Units	33
Average HH Size	1.76
Owner Occupied	2.10
Renter Occupied	1.48
Median Contract Rent	\$675
Median House Value	\$307,500

*SF-3 block group estimates

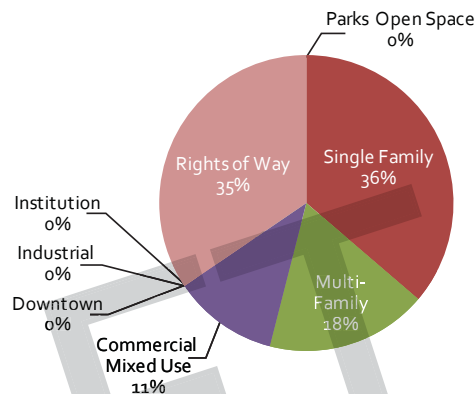
Current Densities	as of 2007
Gross Acres	114
Housing Units/Acre	8.00
Population/Acre	13.20
Jobs/Acre	3.10

Source for land use and density information: DPD
(Comprehensive Planning section)

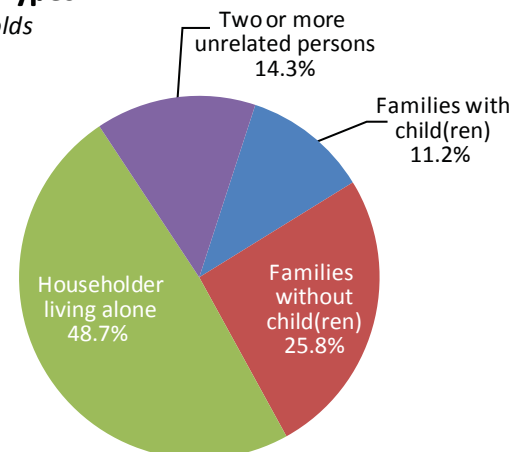
Existing Land Use



Zoned Land Use



Household Types
for all households

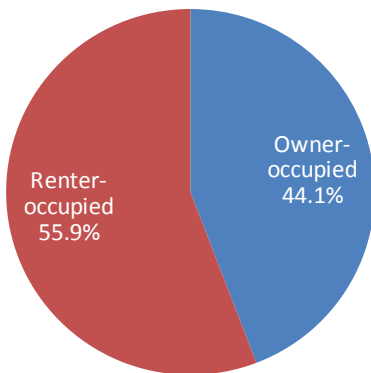


Note: "Children" refers to related children under 18 years of age

Source: 2000 Census (SF-3 block group estimates)

Renter/Owner Occupied

for all occupied housing units



Source: 2000 Census, Summary File 3

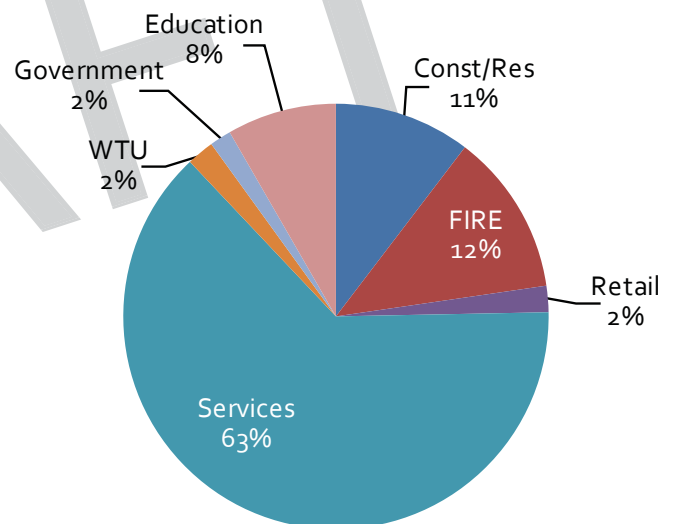
Related Plans

- Seattle Comprehensive Plan: [http://www.seattle.gov/dpd/Planning/Seattle's Comprehensive Plan/ComprehensivePlan/default.asp](http://www.seattle.gov/dpd/Planning/Seattle's%20Comprehensive%20Plan/ComprehensivePlan/default.asp)
- Morgan Junction Residential Urban Village Neighborhood Plan, January, 1999: <http://www.seattle.gov/neighborhoods/npi/matrices.htm>

Web Links

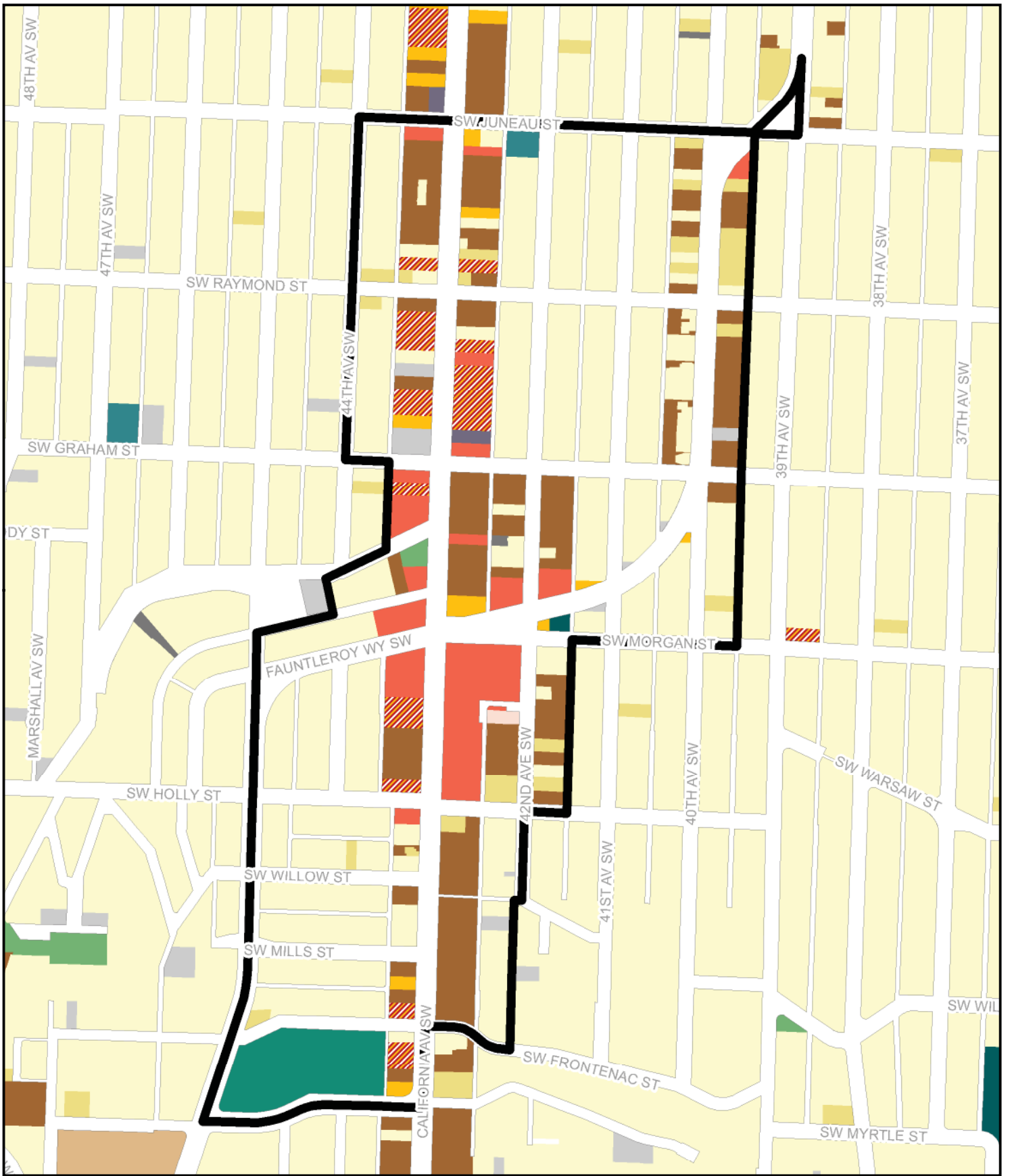
- Department of Planning and Development: <http://www.seattle.gov/dpd/>
- Department of Planning and Development Zoning: <http://www.seattle.gov/dpd/resourcecenter/>
- Morgan Junction Neighborhood Design Guidelines September, 2007: [http://www.seattle.gov/dpd/Planning/Design Review Program/Applicants Toolbox/Design Guidelines/DPD_001604.asp](http://www.seattle.gov/dpd/Planning/Design%20Review%20Program/Applicants%20Toolbox/Design%20Guidelines/DPD_001604.asp)

2007 Employment by Sector



Source: PSRC Covered Employment Database (from Washington State ESD data)

Nice Image Here



Morgan Junction

Existing Land Use

Single Family	Retail/Service	Warehouse
Duplex/Triplex	Hotel/Motel	Transp/Util/Comm
Other Housing	Entertainment	Institutions
Multi-Family	Mixed Use	Public Facilities
Office	Parking	Schools
	Industrial	Open Space

LINK Light Rail

Water Body	Stations
Easement	At-Grade / Aerial
Vacant	Tunnel
Unknown	

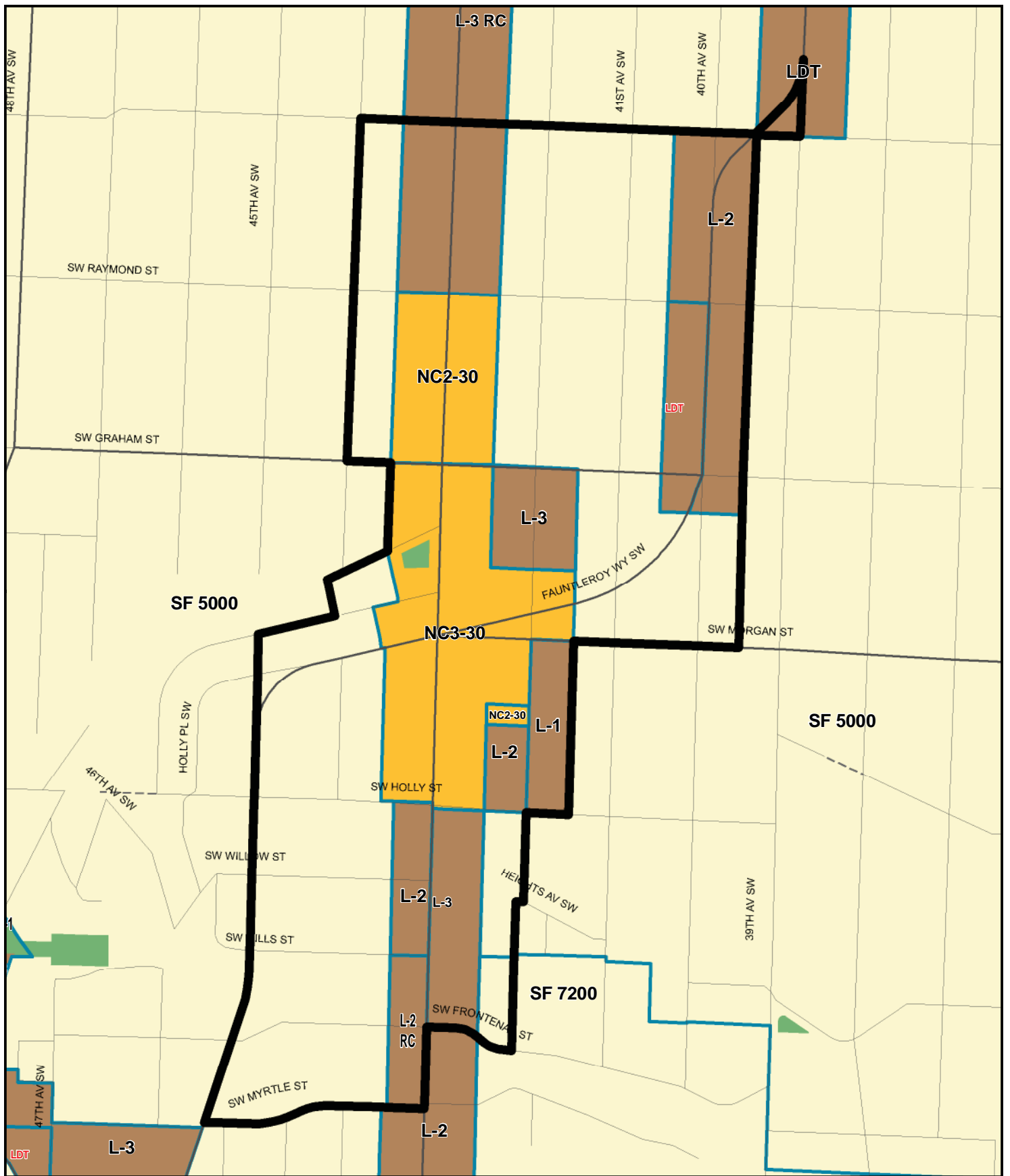
Urban Village



0 0.05 0.1 0.2
Miles



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Morgan Junction

Zoning Class

- Commercial
- Seattle Mixed
- Neighborhood Commercial
- High-Density Multi-Family
- Low-Rise Multi-Family

Single Family

- Downtown
- ID/Pike Mrkt/Pioneer Sq
- Other Industrial
- General Industrial
- MIO

Station Area Overlay

City Open Space

Urban Village

LINK Light Rail

- Stations
- At-Grade / Aerial
- Tunnel

0 0.05 0.1 0.2
Miles



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MORGAN JUNCTION GROWTH & CAPACITY

Comprehensive Plan 2024 Growth Targets

Source: comprehensive Plan	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing (2004)	Existing Density (HH/Ac)	Growth Target	2024 Density (Est. HH/ Ac.)	Existing (2002)	Existing Density (Jobs/Ac.)	Growth Target	2024 Density (Est. HH/ Ac.)
Morgan Junction	114	1,090	10	200	11	N/A	N/A	N/A	N/A

Development Capacity as of 2007

Development Capacity	
Housing Units	455
Commercial S.F.	21,847
Jobs	73

Source: DPD capacity model

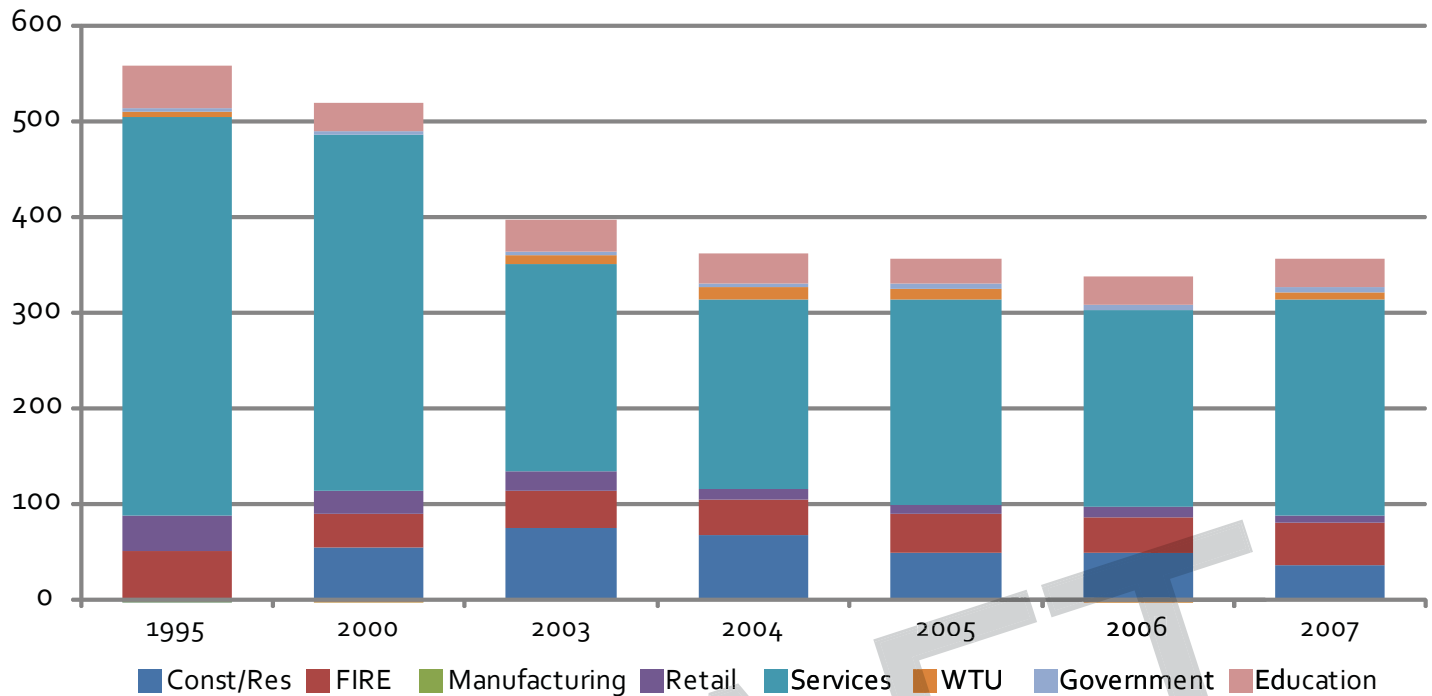
Residential Construction

Built Units (net)			
	Total	Permitted Units	
	2000-2008	New	Demo
Single Family/Duplex	49	2	4
Accessory Dwelling Units	1	0	
Multi-Family	74	16	0
Mixed Use	-7	8	5
Institution	0	0	
Industrial	0	0	
Total New	117	26	9

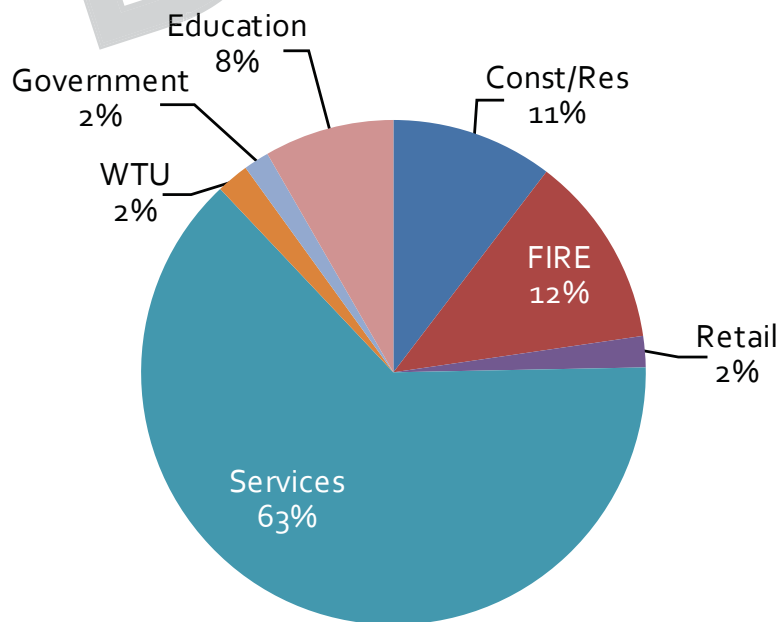
Source: DPD permit tracking



Employment by Sector



2007 Employment by Sector



Web Links:

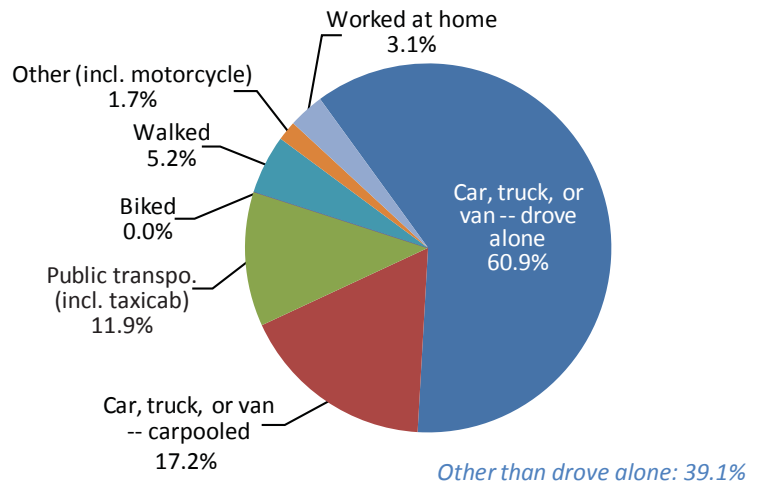
- Office of Economic Development: <http://www.seattle.gov/EconomicDevelopment>
- Puget Sound Regional Council: <http://www.psrc.org>

MORGAN JUNCTION TRANSPORTATION

Nice Picture Here

Means of Transportation to Work

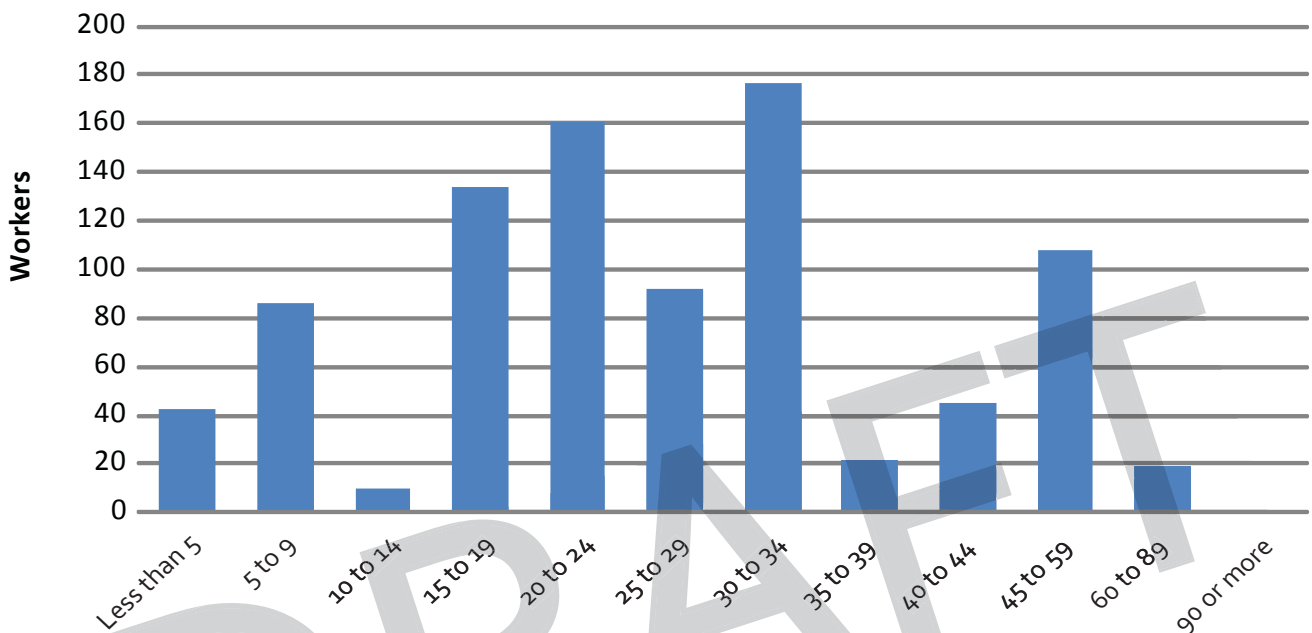
for workers 16 years and older



Source: 2000 Census, SF-3 block group estimates

Travel Time to Work (in minutes)

for workers 16 years and older not working at home

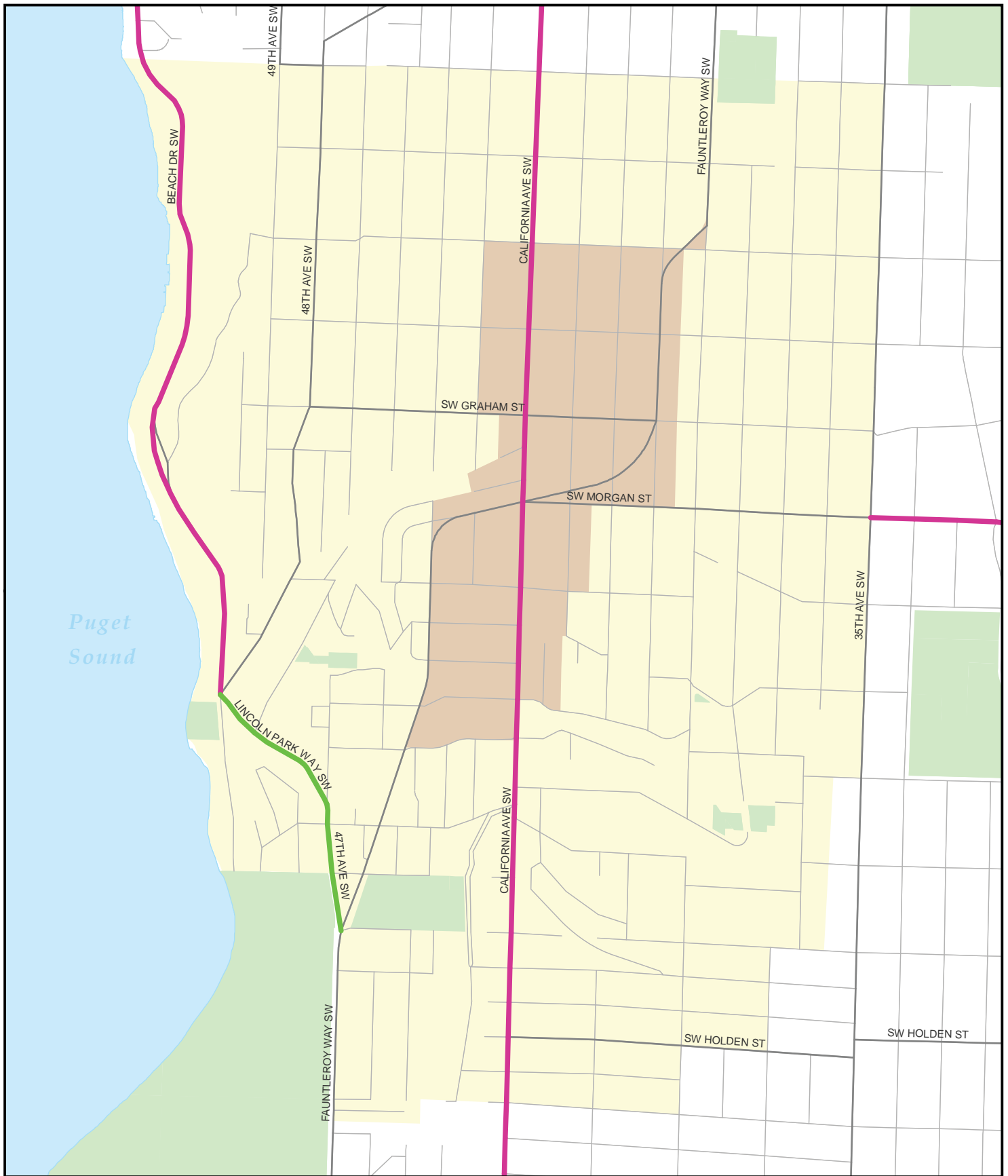


Source: 2000 Census (SF-3 block group estimates)

Related Plans

- **Seattle Transportation Strategic Plan (TSP)** October 2005
<http://www.seattle.gov/transportation/tsphome.htm>
The Transportation Strategic Plan outlines specific strategies, projects and programs that implement the broader city-wide goals and policies for transportation in Seattle.
- **Seattle Transit Plan** September 2005
<http://www.seattle.gov/transportation/transitnetwork.htm>
The Seattle Transit Plan focuses on Seattle's regional high and intermediate capacity transit corridors as well as key transit passenger facilities. The purpose of the plan is to get Seattle moving and to support and direct economic growth to the urban villages. Sufficient and reliable transit service provides people with a real mobility choice.
- **SDOT Freight Mobility Action Plan** June 2005
<http://www.seattle.gov/transportation/freight.htm#plan>
The SDOT Freight Mobility Action Plan guides efforts to improve freight mobility.
- **SDOT Art Plan** April 2005
<http://www.seattle.gov/transportation/artplan.htm>
The SDOT Art Plan is focused as a plan of action, comprehensively detailing how Seattle can become a national leader in creating a more humane, layered, beautiful and relevant transportation system. Implementation of the plan will contribute significantly to a Seattle whose streets and sidewalks celebrate life, discovery, and creativity.
- **SDOT Bicycle Master Plan** January 2007
<http://www.seattle.gov/transportation/bikemaster.htm>
The SDOT Bicycle Master Plan defines a set of actions, to be completed within 10 years, to make Seattle the best community for bicycling in the United States. By increasing support for bicycling, the city will make its transportation system more environmentally, economically, and socially sustainable.
- **SDOT Pedestrian Master Plan** June 2009 (draft)
http://www.seattle.gov/transportation/ped_masterplan.htm
The SDOT Pedestrian Master Plan strives to make Seattle the most walkable city in the nation. Walking is the oldest, and most efficient, affordable, and environmentally-friendly form of transportation – its how transit riders eventually reach their destinations, neighbors meet each other, and begin to build strong communities.
- **Urban Mobility Plan** 2009
<http://www.seattle.gov/transportation/ump.htm>
The Urban Mobility Plan is an opportunity to ensure Seattle's Center City will continue to grow in size, economic vitality and accessibility because existing infrastructure is made more efficient, inviting, and accommodating. The Plan recognizes the importance of the effective movement of goods, facilitation of Port activities, and continued attraction of large and small business.

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Morgan Junction

Existing Bicycle Facilities

Wide Outside Lane/Paved Shoulder

Bicycle Boulevard

Multi-use Trail

Shared Roadway

Bike Lanes

Sharrows

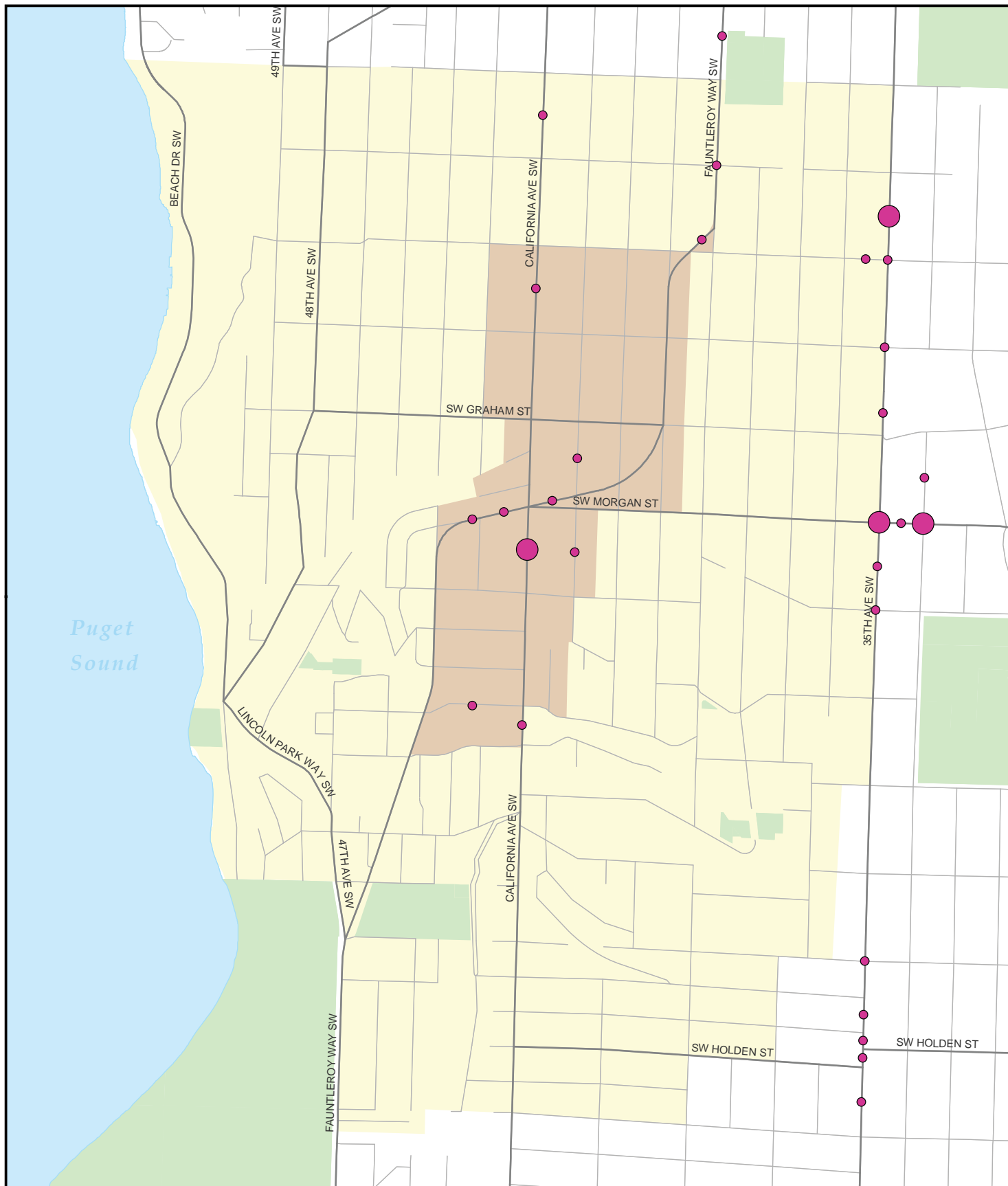
Climbing Lane

0 0.1 0.2 0.4 Miles



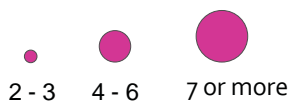
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Morgan Junction

Car Collisions 2008



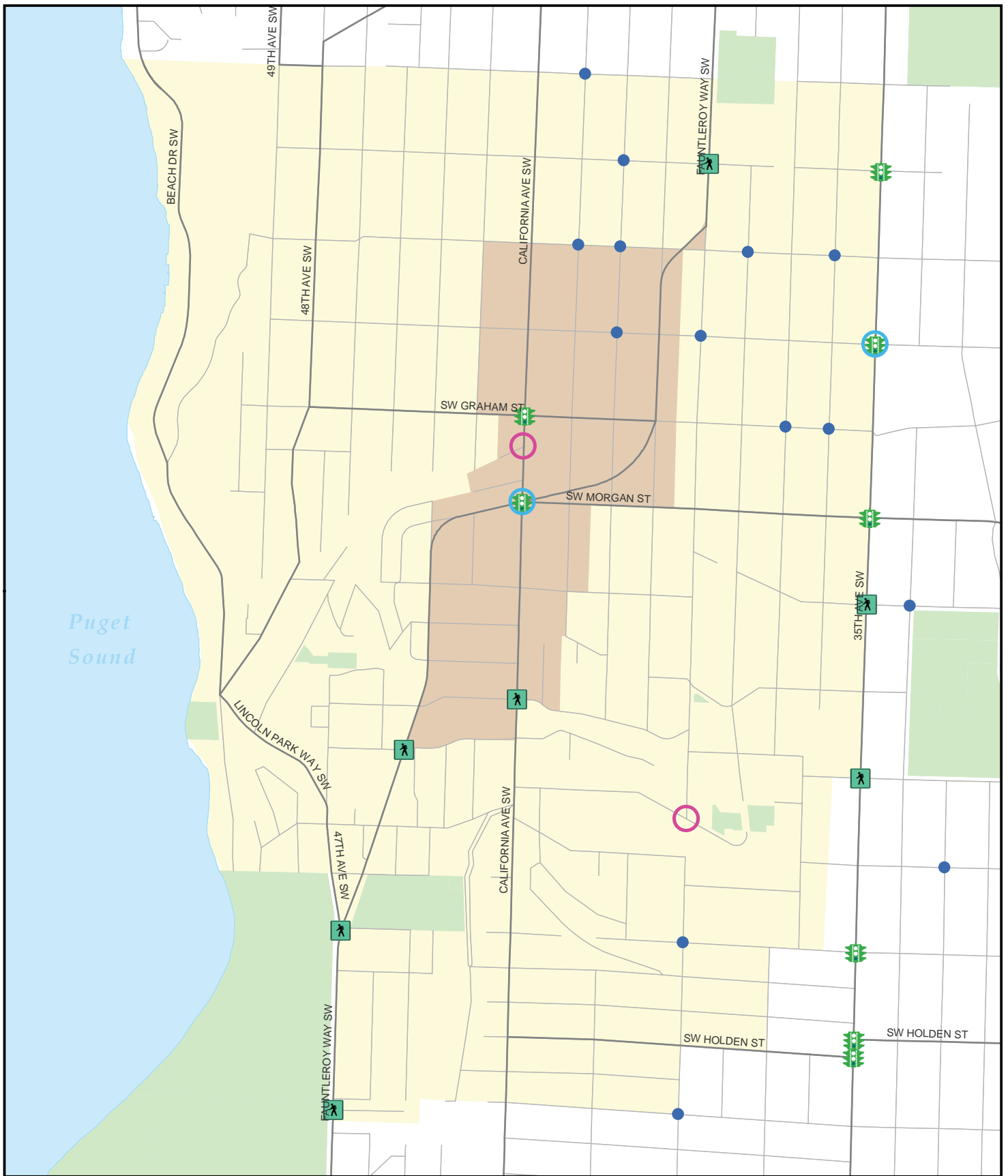
0 0.1 0.2 0.4 Miles



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Morgan Junction

0 0.1 0.2 0.4 Miles

NSF Projects



2008



2009



Traffic Circle



SDOT Full Signal



SDOT Fire Signal



WSDOT Signal



Half Pedestrian Signal



Mid Block Crosswalk

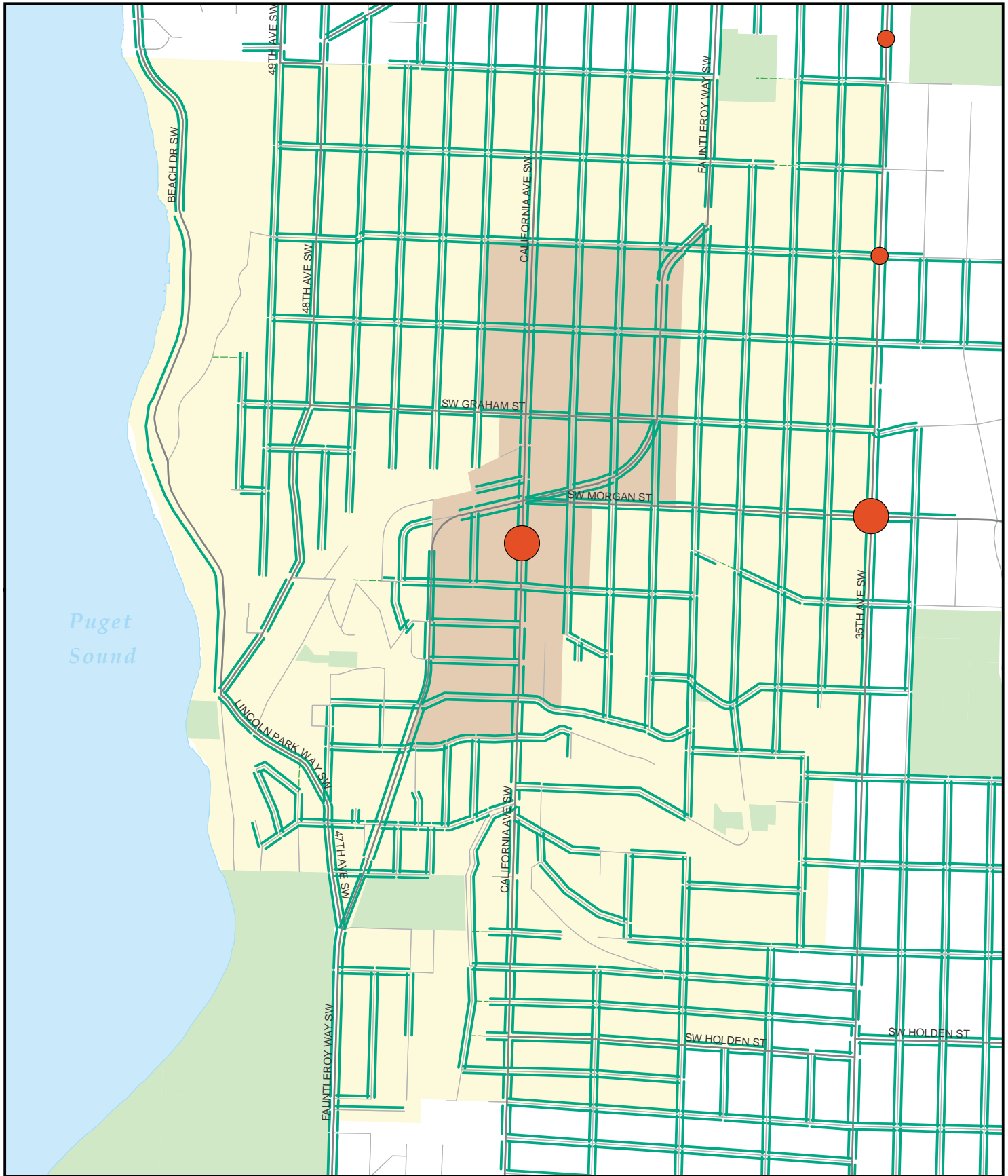


School Beacon



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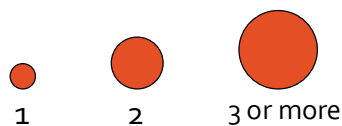


Morgan Junction

Sidewalks

- Concrete, Asphalt
- - - Brick, Stone, Paver
- Other
- - - Walkway

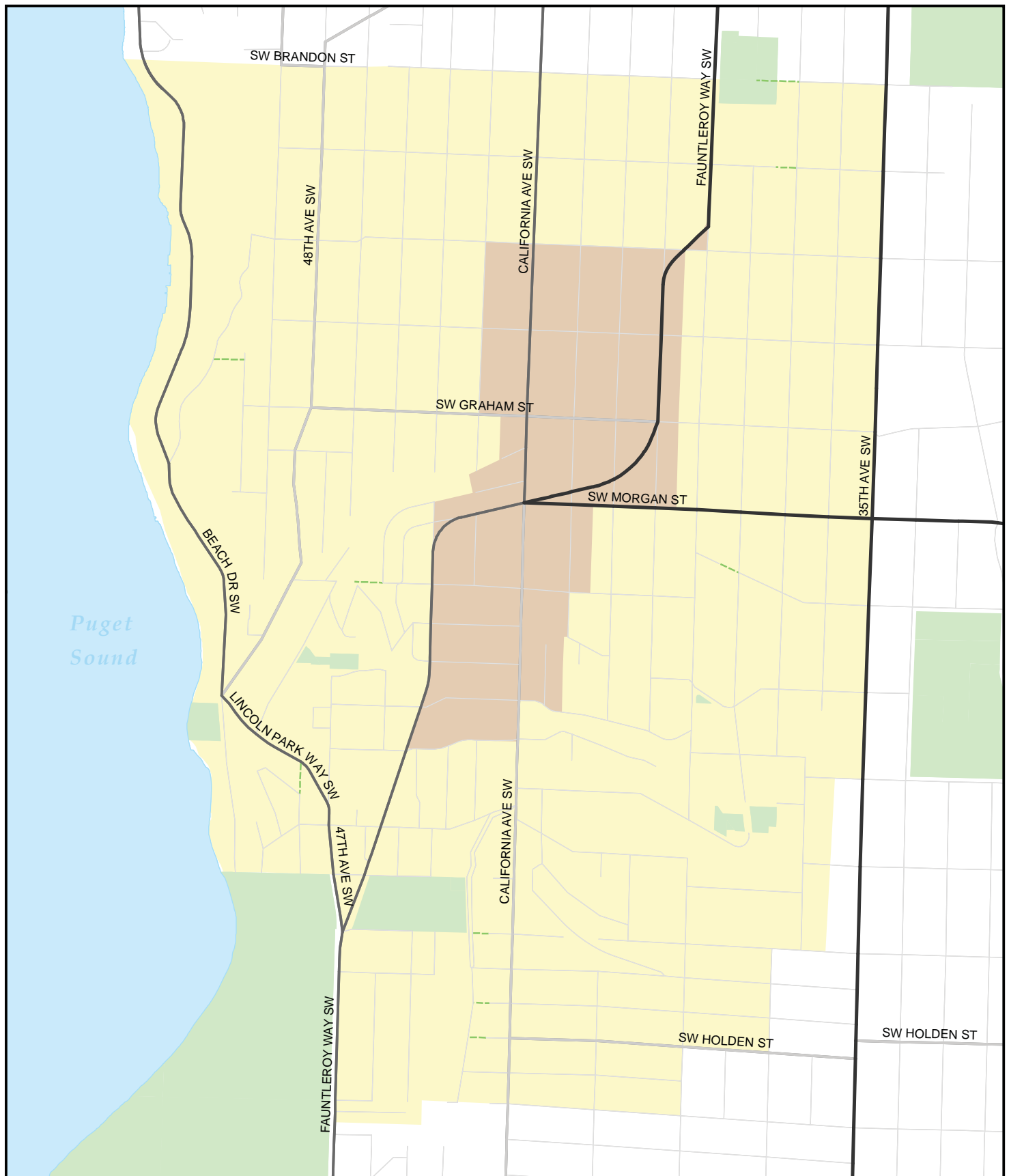
Pedestrian or Bicycle Collisions with Vehicles 2008



0 0.1 0.2 0.4 Miles



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Morgan Junction

- Urban Village
- Neighborhood Planning Area
- LINK Stations
- LINK Light Rail

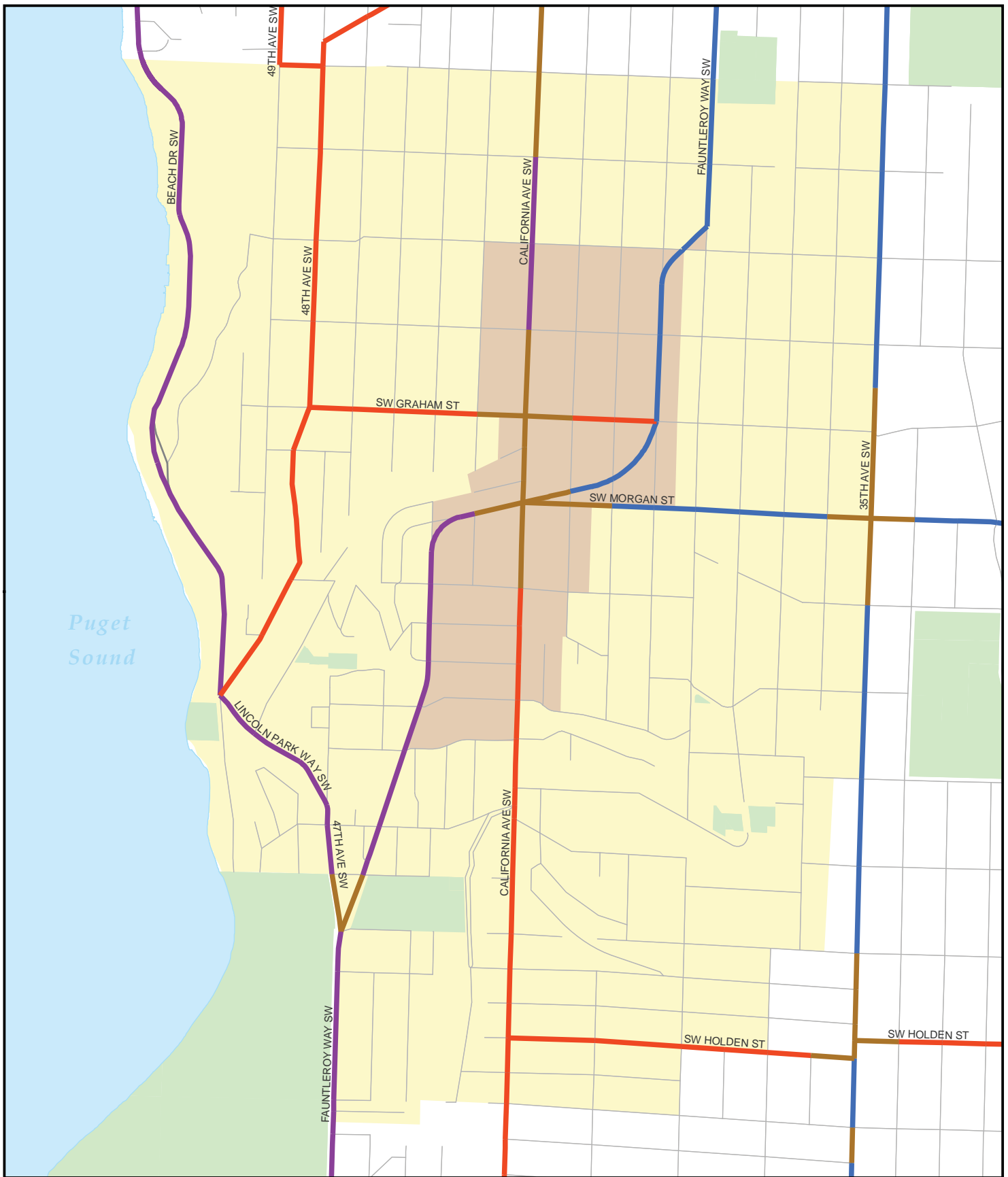
Street Class

- Interstate Freeway
- State Highway
- Principal Arterial
- Minor Arterial
- Collector Arterial
- Non-Arterial
- Walkway
- Railroad

0 0.1 0.2 0.4 Miles









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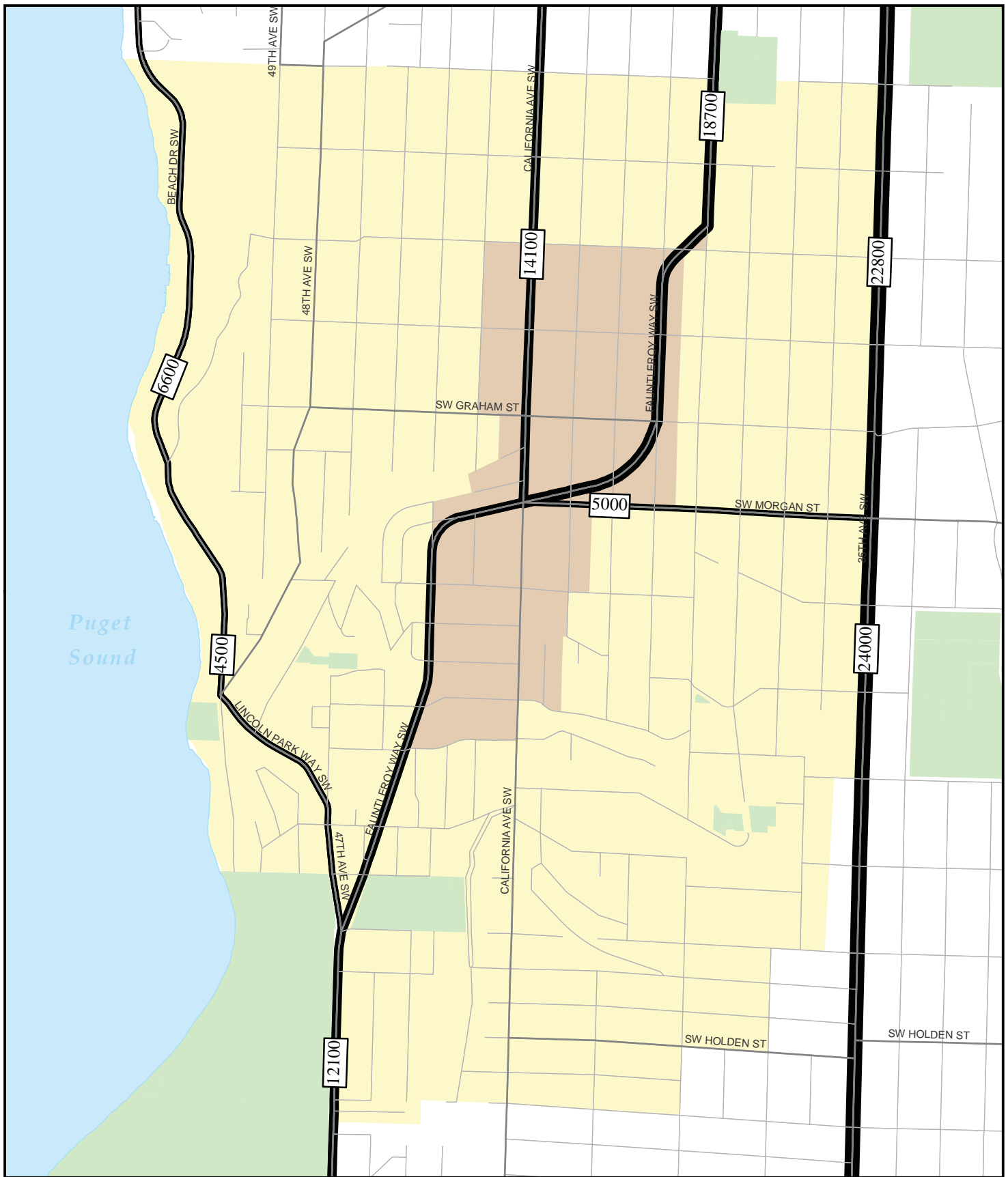
0 0.125 0.25 0.5 Miles

StreetType

- | | |
|---|--|
|  Main Street |  Local Connector |
|  Mixed Use Street |  Regional Connector |
|  Commercial Connector |  Industrial Access Street |

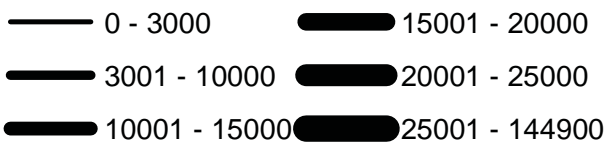


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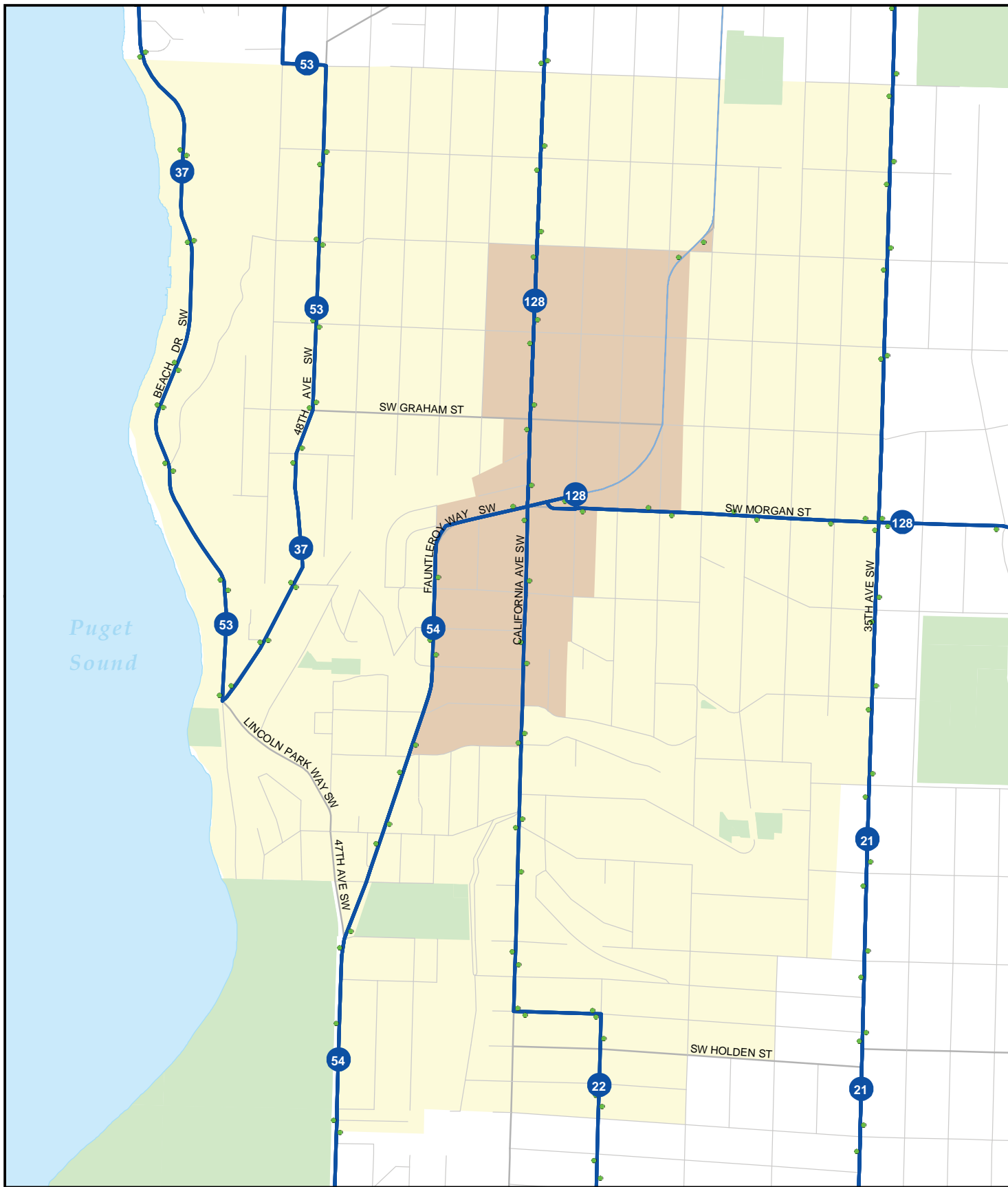
Traffic Flow



0 0.1 0.2 0.4 Miles






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Morgan Junction

0 0.05 0.1 0.2 Miles

Transit Routes

-  Urban Village Transit Network (15 Minute Headway)
-  Other Bus Routes
-  Bus Stop



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MORGAN JUNCTION PARKS & RECREATION

Parks & Recreation Inventory 2009 (within planning area)

Name	Address	Acreage	Community Center	Children's Play Area	Play Fields	Pools & Wading Pools	Tennis Courts	Trails/Paths	Other Facilities
Fairmount Play-ground	5400 Fauntleroy Way SW	5.3		X	X				
Lincoln Park*	8011 Fauntleroy Way SW	135.4		X	X	X	X	X	X
Lowman Beach Park	7017 Beach Dr SW	4.1					X		
Morgan Junction Park	California St & SW Eddy								
Orchard Street Ravine	39th SW/SW Orchard St	1.4							
Pelly Place Nat'l Area	6762 Murray Ave SW	1							
Solstice Park	7400 Fauntleroy Way SW	7.17					X	X	X

* Park is adjacent to Planning boundary

Related Plans & Websites

- Parks Strategic Action Plan – <http://seattle.gov/parks/Publications/ParksActionPlan.htm>
- Parks and Green Spaces Levy – <http://www.seattle.gov/parks/levy/default.htm>
- Parks Citywide Planning Documents – <http://seattle.gov/parks/projects/docs.htm>
- Parks Open Spaces GAP Report 2006 Update – <http://seattle.gov/parks/publications/GapReport.htm>
- Parks Viewpoints Vegetation Management plan – <http://www.seattle.gov/parks/Horticulture/VMP/Viewpoints.htm>

Community Investments

New Usable Open Space since 2001

Since 2001, Seattle Parks has made purchases that will add 1.5 acres of Usable Open Space to Southwest including Oxbow Park, Dakota Place Park, Nantes Park and the soon to be developed park site west of the West

Seattle Junction at 48th Ave SW and SW Alaska St. Seattle Parks has also acquired twenty acres of natural area and greenspace in West Seattle and provided funding to improve the Longfellow Creek Legacy Trail.

- **Morgan Junction** - Seattle Parks acquired a .2 acre property at 6413 California Ave SW on November 30, 2006 for a new neighborhood park in the heart of the Morgan Junction urban village. The Pro Parks Levy originally provided \$367,000 project costs for planning, design and construction. The project has received additional funding from the 2000 Levy, for a total budget of \$480,104.
- **Myrtle Reservoir** - The Pro Parks Levy provides \$1,068,202 for the project costs of planning, design and construction. This project develops usable open space for family-oriented activities once the reservoir is lidded.
- **Orchard Street Ravine** - The Pro Parks Levy provides \$175,295 project costs for planning, design and construction for restoration work and a lower loop trail access to the ravine.
- **Solstice Park** - The Pro Parks Levy provides \$258,000 project costs for planning, design and construction of the overlook and stairs to 44th Avenue SW. The foundation of the P-patch was installed in the of Spring 2003. Volunteer labor can be credited for erecting the garden walls and constructing the remainder of the hillside complex. Completion of the meadow pathway, site furniture and additional vegetation management was completed with \$45,000 in Neighborhood Plan Implementation funds.

Neighborhood Programs

High Point Community Center Programming - The High Point teen programs have thrived since the sunset of the 1999 Pro Parks Levy. Programs that have continued include cooking classes, fitness classes, athletic program opportunities, field trips, and service projects. The sheer numbers of teens has grown exponentially since the beginning of 2009, so the existing structure of these programs and classes has assisted High Point staff with keeping these youth positively engaged.

The Late Night Recreation Program was created to provide a safe, supervised environment for teens ages 13-19. The program goals are to save the lives of Seattle youth, create opportunities for success and provide positive alternatives to drugs, gangs and other undesirable activities. Currently the High Point Late Night program serves between 50-70 youth a week.

Morgan Junction Residential Urban Village:

Distribution-based Goal: 10,000 square feet within 1/8 to 1/4 mile of all village locations

Although Lowman Beach Park is within 1/8 mile of the village and Fairmount Playground and Solstice Park are within a quarter of a 1/4 mile of areas at the north and south ends of the village, most of the Morgan Junction Residential Urban Village is outside of these open space service areas. On the positive side, Seattle Parks currently has funding for an acquisition that is specifically targeted to bring more Usable Open space to the Morgan Junction village. Additionally, Seattle Parks has funding to develop park space on top of the Myrtle Reservoir, which will add significant Usable Open Space to an area within approximately 1/4 mile of the Morgan Junction urban village.

Population-based Goals: 1 acre Village Open Space per 1,000 households (HH)

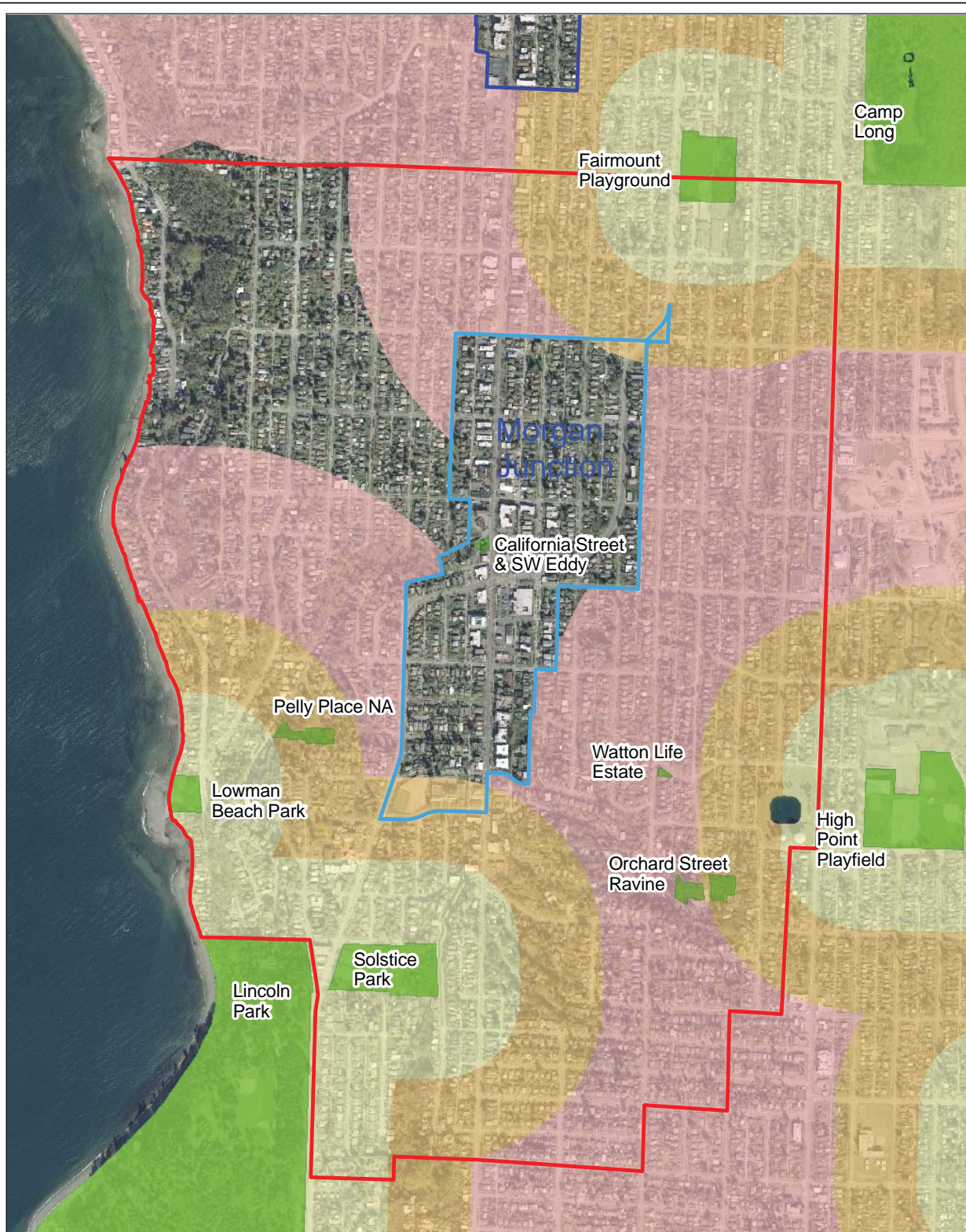
Usable Open Space needed to meet 2004 Open Space Household Goal 1.09 acres

Usable Open Space needed to meet 2024 Open Space Household Goal 1.29 acres

Existing Usable Open Space within Urban Village Boundary 0 acres

*Existing Usable Open Space within and abutting Urban Village Boundary 0 acres

Population-based goal result Goals not met



Gaps in Usable Open Space - Morgan Junction

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Map date: May 14, 2009

Source:
Port of Seattle, Army Corps of Engineers,
and City of Seattle GIS data.



500 0 500
Feet

LEGEND

- City of Seattle Parks
- Non-City Park/Open Space
- Residential Urban Villages
- Urban Center Villages & Hub Urban Villages
- Planning Area

Service Area Criteria for Usable Open Space (UOS)

- 1/8 Mile Service Area of Usable Open Space over 10,000 SF
- UOS of 10,000 SF or more for Urban Centers and Hub Urban Villages accessible within 1/8 mile
- 1/4 Mile Service Area of Usable Open Space over 10,000 SF
- UOS of 10,000 SF or more for Residential Urban Villages, depending on population density, accessible within 1/8 to 1/4 mile
- 1/2 Mile Service Area of Usable Open Space over 1/2 Acre
- UOS of 1/2 Acre or more for Single Family areas accessible within 1/2 mile

MORGAN JUNCTION CAPITAL FACILITIES & UTILITIES

Facility Type	Name	Location	Capacity	Comments/Planned Improvements
Fire Station	SFD 37	7300 Ave SW	EMS: 7300 35th Ave SW, Fire 53% in 4 mins, Engine Co.	
Fire Station	SFD 32	3715 SW Alaska St.	EMS: 70% in 4 mins, Fire: 75% in 4 mins, Engine Co., Ladder Co., Medic Unit	
Police Station	Southwest Precinct	2300 SW Webster St	19.39 sq.mi. service area, facility capacity 28,150 square feet.	
Schools	All 10 Middle Schools			
Schools	All 11 High Schools			
Library	Southwest Branch	9010 35th Avenue SW	7557 sq.ft	
Library	West Seattle Branch	2306 42nd Ave SW 8178 sq.ft		
P-Patch	Solstice Park P. Patch	Fauntleroy Way Sw & SW Webster St.	New	

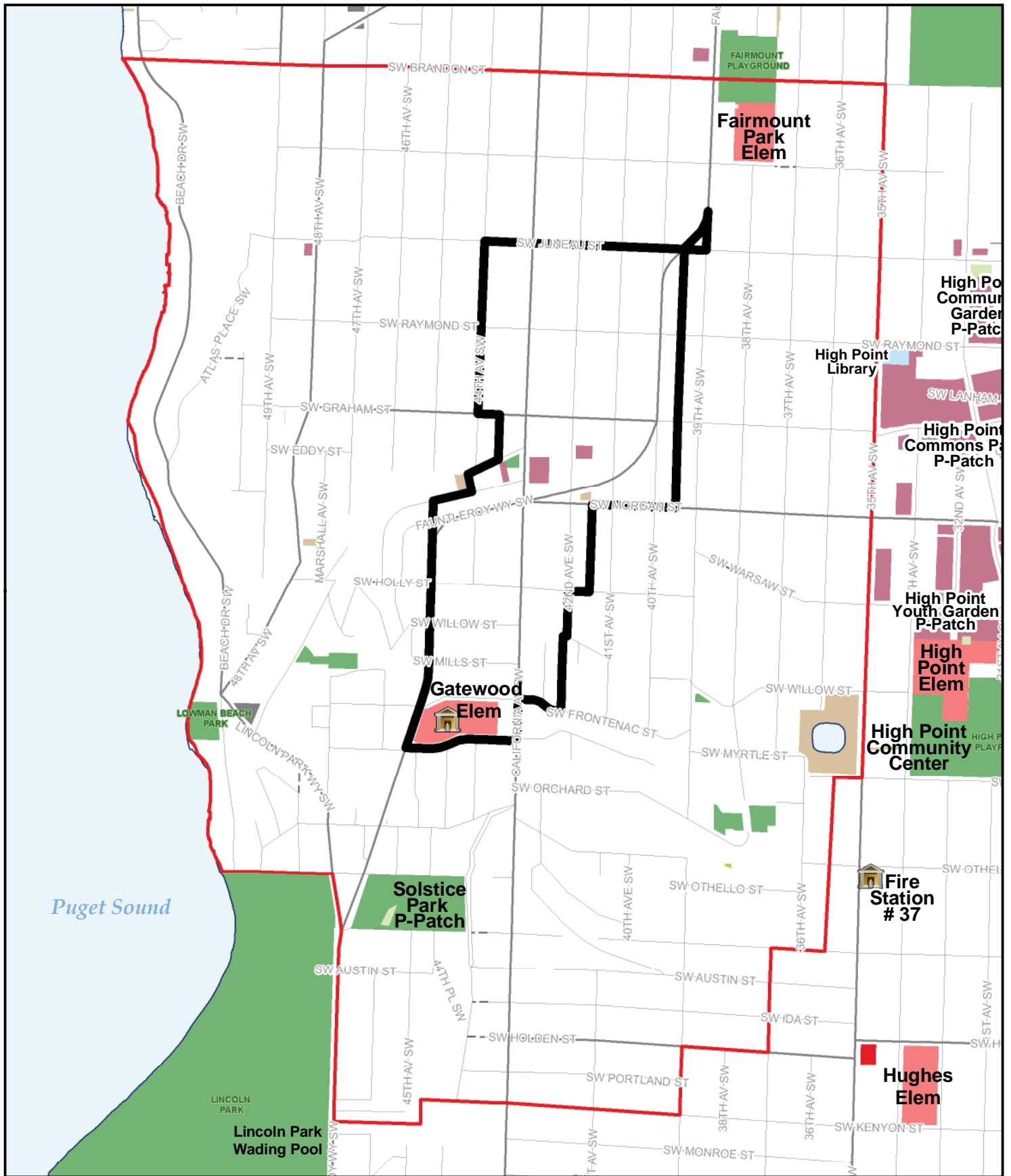
Utilities

Seattle is a highly urbanized area with a fully developed infrastructure network throughout the City. New buildings can be constructed in Seattle, and be served by the existing network of streets, water and sewer lines, drainage facilities and electrical grid. Forecasted future needs for the City owned utilities: water, drainage and wastewater, City Light and solid waste are discussed in Appendix A to the Seattle Comprehensive Plan. The capital programs to meet these forecasted six-year needs are included in the City's most recently adopted Capital Improvement Program (CIP).

Web Links

- 2009-2014 Adopted Capital Improvement Program:
<http://www.seattle.gov/financedepartment/0914adoptedcip/default.htm>

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Morgan Junction

City Property/Facilities

- Library
- Neighborhood Service Center
- Community Center/Recreational Facility
- Cultural/Entertainment Facility
- Human Services Facility

Public Property

- Public Safety
- Utility Facilities/Property
- P-Patch
- Open Space/Parks
- City Office Space
- Other City-Owned Facilities
- Urban Village

Public Property

- Housing Authority
- Port of Seattle
- Public Facilities District
- Sound Transit
- Seattle School District

Link Stations At-Grade / Aerial Tunnel

- Community College
- University of Washington
- King County
- WA State
- Federal
- Neighborhood Plan Area
- Landmark



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MORGAN JUNCTION HOUSING

Market Rents

The Dupre and Scott data shown below is from the Spring 2009 survey. This data is collected for 14 geographic areas in Seattle. In some cases these areas are very similar to the urban village/center areas but not in others. The Spring data is shown along with 5 year history.

Morgan Junction-(West Seattle D&S area)

	All Unit Types	Studio	One Bedroom	Two Br / 1 Bath
All unit age	\$975	\$790	\$913	\$1,041
2000 and newer	na	na	na	na
City-wide	\$1,115	\$876	\$1,057	\$1,171

5 year history of average rents, all types

2005	2006	2007	2008	2009
\$790	\$808	\$830	\$919	\$975

Home Sales

The MLS data presented below represents data from sales that occurred between January 1 and March 30, 2009. The MLS data is provided split into eight geographic areas throughout Seattle. In all cases multiple urban villages/center areas lie within a MLS area.

2009 MLS Data-(West Seattle MLS area)

	SF Units	SF Median	Condo Units	Condo Median
Neighborhood	153	\$339,950	25	\$265,000
City-wide	765	\$402,075	332	\$305,725

Related Plans

- **City of Seattle 2002 Housing Levy Administrative & Financial Plan**, Program years 2007-2009
<http://seattle.gov/housing/development/2007-2009A&FPlan.pdf>
Covers all Levy programs every two years beginning in 2003, and includes information on Levy administration and the funding plan for the 2002 Housing Levy by program area.
- **Housing Element from Seattle's 2009-2012 Consolidated Plan for Housing & Community Development**, October 2008
<http://seattle.gov/housing/planning/HousingElement.htm>
Summarizes the three important community planning efforts that guide Seattle's work on housing issues, City of Seattle funding expected to be available in 2009 to implement key affordable housing strategies, and City program activities that address various income segments. A matrix outline of housing strategies is also included.

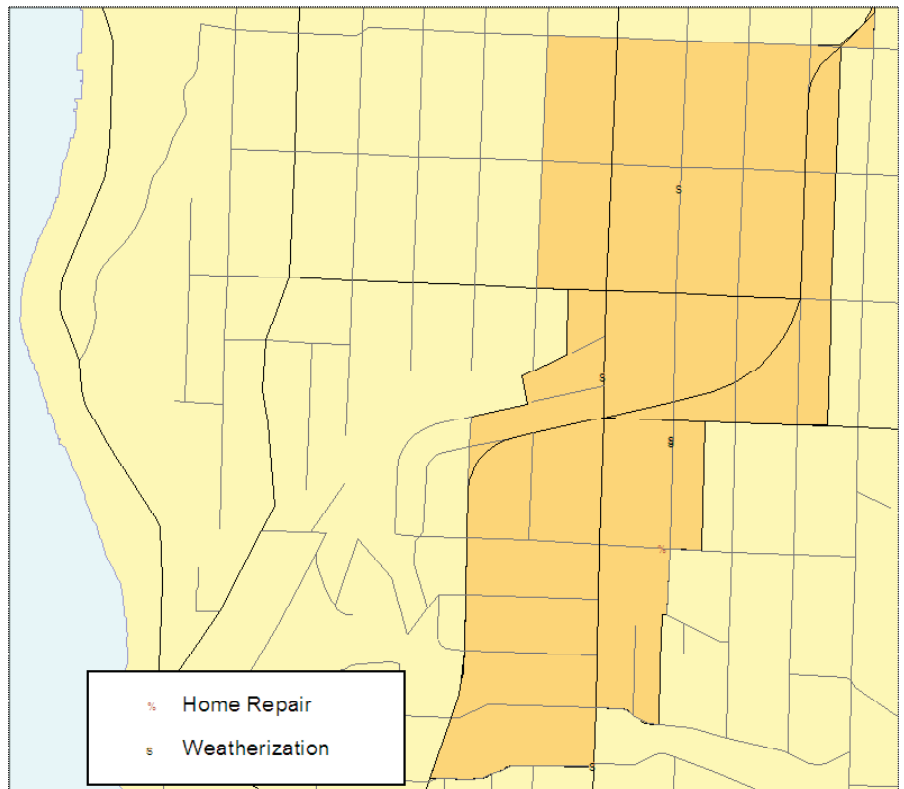
Web Resources

- Office of Housing <http://www.seattle.gov/housing>
- Seattle Housing Authority <http://www.seattle.gov/housing>

Morgan Junction Subsidized Affordable Housing Units

The map below shows affordable housing assistance provided by City programs:

- Multifamily rental housing
- Homebuyer assistance (buyers assisted since 1/1/03)
- Weatherization assistance (projects assisted since 1/1/03)
- Home repair loans (projects assisted since 1/1/03)



Home Repair	Weatherization
1 unit	5 locations / 85 units